

CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT

May 17, 2012 Meeting
Agenda Item 2

SUBJECT: Cornerstone Securities Residential Addition - (PA2012-027)
▪ Modification Permit No. MD2012-008
▪ Variance Permit No. VA2012-001

SITE LOCATION: 245 Evening Canyon Road

APPLICANT: Daniel Kashani

PLANNER: Makana Nova, Assistant Planner
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PROJECT SUMMARY

A request for a variance and modification permit to allow a 2,012-square-foot addition to an existing 2,783-square-foot nonconforming single-family residence. The structure is nonconforming because the existing residence encroaches between seven and 11 inches into the required 6-foot right side yard setback. A variance is requested to allow a 72 percent addition and a second floor addition that would project into the southerly side yard setback, in-line with the existing nonconforming residence. The applicant also requests a modification permit to allow two garage parking spaces and two driveway parking spaces, where three garage spaces are required because the proposed gross floor area exceeds 4,000 square feet in area.

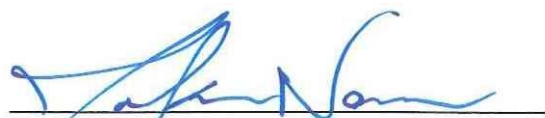
RECOMMENDED ACTION

Continue the item to the June 7, 2012 Planning Commission Meeting.

DISCUSSION

At the May 3, 2012 Planning Commission Meeting, the Planning Commission took action to continue this item to the June 7, 2012 Planning Commission Meeting to comply with the noticing provisions of the NBMC. However, a public notice had already been mailed out for the May 17, 2012 Planning Commission Meeting. Staff recommends this item be continued to the June 7, 2012 Planning Commission meeting agenda.

Prepared by:



Makana Nova
Assistant Planner

Submitted by:



Brenda Wisneski, AICP, Deputy Director